

# \$1,699,000 - 452 Whispering Water Trail, Rural Rocky View County

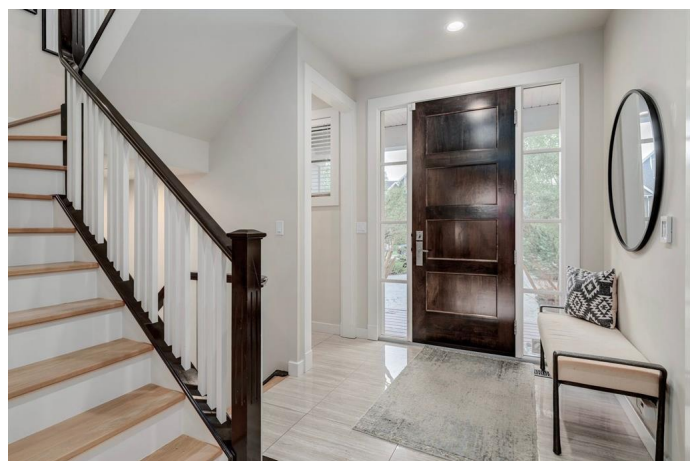
MLS® #A2242921

**\$1,699,000**

5 Bedroom, 4.00 Bathroom, 2,717 sqft  
Residential on 0.27 Acres

Elbow Valley, Rural Rocky View County,  
Alberta

This rare, updated, 2-storey home, nestled into a huge corner lot located on a quiet cul-de-sac, offers central AC and over 2,700 sq.ft above grade and 4000+ sq ft of fully developed space! From the minute you enter this home you can feel the quality build and see the care that has been taken in updating and maintaining this spectacular family home, starting with the new white oak plank hardwood floors throughout not only the main level but the upper floor as well! The main floor with 9-ft ceilings features a den, a chefs kitchen with new quartz countertops and backsplash, high end stainless steel appliances, a secret door into the walk through party that leads to the hallway going to the mudroom & garage, a half bath, a large dining room with a built in cabinetry, a living room featuring a two sided fireplace and a family room with built ins for all of your media needs. The bright upper floor houses 2 bedrooms joined by a full jack and Jill bathroom, a fully updated laundry room with a matt black washer and dryer and finally the primary suite with a completely updated ensuite including a stand alone soaker tub, separate shower and, a large walk in closet with built ins and a beautiful Juliet balcony overlooking the private backyard. The lower level features heated floors throughout with a large great room offering a media corner a games table space



and a wet bar with a wine & beverage fridge, 2 additional bedrooms and another full bath! All of this with central A/C, a sound system wired throughout, an oversized 2 car garage with heated floors and tons of storage. The professionally landscaped yard resulted in a well treed, private space with two tiered patio (fenced & gated upper patio) Rundle stone retaining wall, lower patio with paving stones & fire-pit and a property line that takes you through the trees! This is a home you will be proud to share with your family and friends!! Within minutes of the parks & pathways of Elbow Valley, an award-winning 'Master planned' community closer to the mountains & even closer to the city. Elbow Valley is tucked between three beautiful golf courses, Elbow Valley residents enjoy a multitude of activities including hiking, biking, a private lake, canoeing, tennis and pickle ball courts, fishing, skating, swimming and seasonal community events for residents, their families and friends. There is so much to see! Call your favourite Realtor to view!!

Built in 2005

### **Essential Information**

MLS® #	A2242921
Price	\$1,699,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,717
Acres	0.27
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	452 Whispering Water Trail
Subdivision	Elbow Valley
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3V1

## Amenities

Amenities	Beach Access, Boating, Clubhouse, Fitness Center, Picnic Area, Recreation Room, Racquet Courts, Recreation Facilities
Parking Spaces	5
Parking	Aggregate, Double Garage Attached, Heated Garage, Driveway, See Remarks
# of Garages	2

## Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Bookcases
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Freezer, Wine Refrigerator
Heating	Boiler, Fireplace(s), Forced Air, Hot Water, Natural Gas, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Double Sided
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Lawn, Private, Treed, Many Trees
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 25th, 2025
Days on Market	5
Zoning	R1

## **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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